

APPENDIX I- PLANNING GRANTAPPLICATION FORM

Applicant (Agency & address - including zip) <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> City of South Gate 8650 California Ave. South Gate, CA 90280 </div> <div style="width: 35%; text-align: center;"> Check one <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> MPO <input type="checkbox"/> COG <input type="checkbox"/> RTPA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal </div> </div>		Proposed Date of Completion: April, 2012 Grant Amount Requested: \$ 380,000 If Joint Proposal, list participating entities/ contact person: <div style="text-align: center;">N/A</div>
Lead Applicant's Name: John DiMario, Economic Development Manager Title of Proposal (summarize the deliverable to be funded by this grant) Completion of a Comprehensive Form-Based Zoning Code		
Applicant's Representative Authorized in Resolution Name: Steven A. Lefever Title: Community Development Director Phone: (323) 563-9566 Email: slefever@sogate.org	Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: John DiMario Title: Economic Development Manager Phone: (323) 563-9570 Email: jdimario@sogate.org	
<i>Check all of the following that are incorporated or applicable to the proposal:</i>		
Focus Area	Program Objectives	
<input checked="" type="checkbox"/> Focus Area # 1	<input checked="" type="checkbox"/> Applying for 20% EDC set aside	
<input type="checkbox"/> Focus Area # 2		
<input type="checkbox"/> Focus Area # 3	<input checked="" type="checkbox"/> Improve air and water quality	
Eligibility Requirements (mandatory)	<input checked="" type="checkbox"/> Promote public health	
<input checked="" type="checkbox"/> Consistent with State Planning Priorities	<input checked="" type="checkbox"/> Promote equity	
<input checked="" type="checkbox"/> Reduces GHG emissions on a permanent basis	<input checked="" type="checkbox"/> Increase affordable housing	
<input checked="" type="checkbox"/> Collaboration requirement	<input checked="" type="checkbox"/> Increase infill and compact development	
Priority Considerations	<input checked="" type="checkbox"/> Revitalize urban and community centers	
<input checked="" type="checkbox"/> Demonstrates collaboration & community involvement	<input checked="" type="checkbox"/> Protect natural resources and agricultural lands	
<input checked="" type="checkbox"/> Addresses climate change impacts	<input checked="" type="checkbox"/> Reduce automobile usage and fuel consumption	
<input checked="" type="checkbox"/> Serves as best practices	<input checked="" type="checkbox"/> Improve infrastructure systems	
<input checked="" type="checkbox"/> Leverages additional resources	<input checked="" type="checkbox"/> Promote water conservation	
<input checked="" type="checkbox"/> Serves an economically disadvantaged community	<input checked="" type="checkbox"/> Promote energy efficiency and conservation	
<input type="checkbox"/> Serves a severely disadvantaged community	<input checked="" type="checkbox"/> Strengthen the economy	
I certify that the information contained in this plan application, including required attachments, is complete and accurate Signature: 08/31/10 <div style="display: flex; justify-content: space-between;"> Applicant's Authorized Representative as shown in Resolution Date </div> Print Name and Title: Steven A. Lefever, Community Development Director		

Proposal Summary Statement

Re-generate from within! To create a true “green” city, all of the development related ordinances and plans of a city must be revamped. South Gate is doing just that. It challenged itself to adopt a new General Plan based upon sustainability and Green House Gas (GHG) emission reductions, advocating a new urban form that is compact and less reliant on the private automobile, where pedestrians and bicyclists can use alternative forms of transportation to reach mixed-use projects, and higher density residential and commercial developments. This has been accomplished with the adoption of the City’s new General Plan, but without a new Zoning Ordinance, the citizenry’s planning efforts would all be for naught. South Gate is requesting grant assistance to help fund a portion of preparing a new form-based Zoning Ordinance to implement and carry out the vision of the General Plan.

Pursuant to the SGC Grant outline, South Gate is an Economically Disadvantaged Community (EDC) (see Tab 7) and is submitting two applications. This is the primary application. South Gate is a 7.5 square mile city with over 105,000 residents.¹ One of the original “rust-belt” cities within LA County, South Gate has experienced significant change. Primarily a white suburban community in the 1960s, there was a sea change in the City’s demographics following the 1965 Watts Riots. Within a ten year period, the city became predominantly Hispanic, with larger and younger families; the population doubled from 53,831 in 1960 to 103,547 in 2005. Today, the City’s 105,000 residents are among the poorest in southern California, with a very low per capita income of \$14,175 and a median household income of \$42,088; close to 16 percent of the population lives in poverty.² Along with the demographic change, many of the established industries in town have either moved or were shuttered (see City map in Tab 4-D).

In 2004, the City Council directed staff to ready for yet another change. But this time, it was a planned positive change that was proactive and forward looking. This process necessitated the full engagement of its residents, many of whom speak only Spanish, and the business community. In 2005, City staff embarked on a four year journey to complete an entirely new and innovative General Plan to be grounded upon the new ideals expounded by New Urbanists, stressing the need for sustainable development, compact urban form, affordable housing, and proper environmental stewardship. The new General Plan sets the foundation as it states *“We, the citizens of South Gate, are shaping a proud, new vision for the City that will build a better tomorrow for future generations of South Gate residents. ...We will preserve and enhance our residential areas, create affordable housing, and provide transportation choices that fit the needs of all of South Gate’s residents. We will “green” the City by expanding parks and open spaces.... Finally, we will welcome new residents and will continue to build an inclusive community, honoring our diversity and our shared values of family, hard work and faith.”*³ This is the proud statement of the residents of South Gate and the opening passage from the city’s recently adopted General Plan- the state’s first form-based General Plan based entirely upon sustainability and smart growth principles. The General Plan also includes two new elements: Green City and Healthy Community. The vision and goals of the General Plan cannot be realized without the preparation of a new form-based Zoning Ordinance to put the General Plan into action.

South Gate is a working class community that has adopted a smart growth General Plan that meets the future head-on and with unprecedented grassroots support and participation. The City is now ready to implement the ground shaking provisions of the General Plan through the creation of a new Form-Based Zoning Ordinance.

¹ City of South Gate 2035 General Plan

² American Communities Survey, 2008

³ City of South Gate General Plan 2035

Focus Area #1 Local Sustainable Planning: Our Proposal is to complete a new comprehensive Zoning Ordinance that will implement the new General Plan and community-infused dreams for a “greener” South Gate: where the private automobile is no longer king. Rather, a compact urban form is envisioned, in which pedestrians can freely walk and bike or take transit to where they wish to go- a city where the land development pattern is fashioned after sustainability principles and smart growth concepts.

PROPOSAL DESCRIPTION

STEP 1: THRESHOLD REQUIREMENTS

1. How is the Proposal consistent with the State’s Planning Priorities, Section 65041.1

The Zoning Code will shift urban development from the traditional zoning parameters to a Form-Based model that will facilitate development aligned with sustainability principles and smart growth concepts that will no longer favor the private automobile and fossil-fueled transportation.

a. Promote infill development and invest in existing communities;

“Re-generate from within.” That is the catchphrase which embodies what we wish to do. South Gate is an old city, incorporated on January 20, 1923 and is now completely built-out. Any new development will occur from the reuse or razing of existing properties. A significant work component will therefore be analyzing the existing Zoning Ordinance and other Ordinances for requirements that create barriers to mixed-use and infill development and sustainability practices and revise and rewrite where necessary. The development of the new Zoning Ordinance will be guided by the successful and award-winning General Plan- the state’s first form-based general plan espousing sustainable development. The General Plan contains a comprehensive outline for areas to accommodate growth and appropriate locations for affordable housing. City leadership and the community stakeholders view the Zoning Ordinance as an integral tool to enable their dreams to become a reality. The Zoning Ordinance will similarly be a form-based code with “green” planning techniques and provisions. It will include highly illustrative examples of site planning and design standards that reflect the City’s General Plan vision and address specific development concepts, such as (i) standards for vertical and horizontal mixed-use development, incorporating housing and commercial retail and or office; (ii) transit oriented development standards for areas within walking distance of major transit locations; and (iii) development standards to promote high quality architectural design. The Zoning Ordinance will also encourage efficient development patterns on land that is accessible to public transportation routes and major thoroughfares; provide a major emphasis on public transportation systems and alternative modes of travel (bicycle, walking); promote reuse of underutilized properties along major thoroughfares and transit corridors, and transportation nodes.

For over twenty years, South Gate has been planning for the future and there are several “nuggets” that have been planted. First, the City updated its antiquated regulatory documents. The new form-based smart growth General Plan is one example. Others include the recent adoption of a new redevelopment project area along major traffic corridors and industrial sections of the City as well as a new Parks and Recreation Master Plan. East LA Community College Satellite Campus (ELAC), near the intersection of Firestone and Alameda, has over 7,000 full-time students and is anticipated to grow to 20,000 students when they complete their expansion into a former Firestone Tire plant. ELAC will be initiating a certificate program in green technology and analyzing the feasibility of developing student campus housing. The City was receptive to the idea and requested a graduate city planning class from Cal Poly Pomona to develop a mixed-use Specific Plan for the immediate neighborhoods around ELAC and in the spring of 2010, the Specific Plant was completed and presented to City staff. The City has also acquired

and readied a 30+- acre site for a 500,000 s.f. retail/entertainment center as well as negotiating with developers on several mixed-use and affordable housing projects (100 units) adjacent to or within walking distance of schools, retail, and public transportation. The much publicized Orange Line is proposing two light rail stations within South Gate: one at Atlantic Avenue and Firestone Boulevard, within 500 feet of the new 500,000 s.f. retail entertainment center and a second station at Garfield Avenue and Imperial Highway, within a ten-minute walk of the proposed 2 million-square foot office complex, housing various relocated Los Angeles County operations onto the 123-acre site in the adjacent city of Downey. It is anticipated that approximately 55,000 employees will be located at this location.

b. Protect, preserve and enhance environmental and agricultural lands, and natural and recreational resources

South Gate is poor in green space and with its historic industrial tradition, there is an obvious absence of trees and greenery. Within a half mile radius of City Hall, there is only 0.6 acres of park space per 1,000 persons⁴ (see attached State Parks Community FactFinder Report – Tab 4-D). The sustainable Zoning Ordinance will protect and preserve existing open spaces and trails as well as enhancing the utilization of vacant land underneath overhead transmission lines as well as the formulation of new “pocket parks”, pedestrian trails and pathways, and bicycle lanes connected to LA County Metro Bicycle system to the Rio Hondo and San Gabriel Rivers. The Zoning Ordinance will also include regulations that promote the use of permeable pavement, drought resistant landscaping, solar and wind power, green building standards, plastic bag and polystyrene alternatives, green roofs, and community gardens. City will consider programs such as UC Davis Common Ground Garden Program, whose mission statement is “.... Help LA County residents to garden, grow their own food, and to serve limited-resource residents and those traditionally underrepresented.”

c. Encourage location and resource efficient development

The Zoning Ordinance will implement the Healthy Community and Green City Elements of the General Plan by including development incentives for the inclusion of features and programs that will reduce GHG emissions, facilitate sustainable development and encourage the use of non-carbon fueled modes of travel. With the completion of the General Plan and redevelopment project area adoption in the past year, the City is ready to focus on energy efficient developments that will encourage transit use, walking, cycling, and using other forms of travel beside the private automobile. Higher density mixed-use developments will occur along the City’s major thoroughfares with TOD developments near the proposed Orange Line stations.

2. Describe how the Proposal will reduce, on as permanent a basis that is feasible, GHG emissions

a. California’s Global Warming Solutions Act of 2006

i. How will the Proposal reduce GHG emissions through 2020 and beyond?

In tandem with the recently adopted form-based General Plan, the proposed form-based Zoning Ordinance will provide the full dimension and capacity of the City to significantly reshape its land development patterns. The new Zoning Code incorporates environmentally sustainable principles and techniques. It will diverge from the business-as-usual approach of orienting land uses to accommodate the private automobile and instead, redirect land development around pedestrian friendly and walkable neighborhoods, alternative forms of travel and linking land uses with transportation corridors and transit nodes. To ensure that all possible resources and assets are addressed and considered, the city will invite LA County’s Public Health Officer to provide technical assistance and advice during the

⁴ Community Fact Finder at www.parkinfo.org/caparks/grantee

formulation of the Zoning Ordinance. The results from actions related to the Zoning Ordinance will not become evident until years later. The City intends, therefore, to continue monitoring and reexamining the effects over a 20-30 year horizon, with major re-evaluations once every five years. Through this time period, the City will coordinate and share information and data with regional planning agencies. It is anticipated that the City's work efforts will be affected also by the status of the regional agency's work activities and development progress of regional plans. There will be a sharing of work product between the City and regional agencies. Hopefully, by sharing information and effective communication, each of the respective entities will complete sustainable planning documents that mesh seamlessly with each other.

ii. Identify the indicators that will be used to measure whether the Proposal will met greenhouse gas emissions reduction targets or requirements?

Base level observations of current transit ridership numbers and patterns will be compared to new transit ridership data on an annual basis; this will require coordination with METRO, the regional transit operator; for each vehicle removed from the system, six to nine tons of CO₂ will be eliminated per year, depending on the type of vehicle.⁵ Please refer to Tab 4-C for detailed discussion on Indicators.

b. i. Cite any applicable regional plan(s) and ii. Describe how your Proposal will be consistent

South Gate's proposal is consistent with both SCAG and Gateway Cities COG regional plans (see attached Consistency Letters in Tab 6) pursuant to state planning priorities as stated in Government Code 65041.1.

3. Meet the Collaboration Requirements of the focus area applicable to the Proposal (See Section II).

a. See Section III, Focusing Funds, for the Collaboration Requirements applicable to the Proposal.

The Proposal is consistent with SCAG's and Gateway Cities COG regional plans (see SCAG Consistency Letter and Gateway Cities COG Consistency Letter in Tab 6).

STEP 2: PROGRAM OBJECTIVES

Improve Air and Water Quality (correlates with Indicators Tab 4-C)

The form-based Zoning Ordinance, in combination with the form-based General Plan and recently completed GHG Emissions Inventory, dated February 2009, will dramatically improve air and water quality through its development standards. South Gate is located in the heart of the County's industrial "rust belt" and is impacted daily from diesel trucks on Freeway I-710, hauling goods from the Los Angeles and Long Beach Ports, arguably the busiest ports in the nation. The annual average daily vehicular traffic on I-710 and Firestone Boulevard is 211,000, of which approximately 10 percent is comprised of truck traffic⁶. The City received several accolades for its form-based General Plan and with the completion of the proposed Zoning Ordinance; the City will be empowered with the two most critical documents to transition South Gate into a future of sustainability. The City is also armed with the completion of a Greenhouse Gas Inventory from which valuable baseline data can be used to measure quantifiably the improvements to air quality. Buildings in South Gate contributed 51.5 percent of the GHG emissions, and transportation produced 41.4 percent. Just over a third of transportation related emissions are from the I-710, largely from regional traffic caused by non-residents travelling through the area.

⁵ www.fueleconomy.gov

⁶ State of California, Department of Transportation, Annual Average Daily Truck Traffic, September, 2009

Promote Public Health (correlates with Indicators Tab 4-C)

South Gate's Zoning Ordinance will implement the policies of the form-based General Plan, creating a new urban form that promotes walking, bicycling, mixed-use, higher density residential projects along major traffic corridors and near TOD sites, such as the two proposed Orange Line stops, and new recreational activity areas underneath overhead power lines and passive recreation within pocket parks. The connection between patterns of land development and a community's health was highlighted by the 1,100 residents who attended the numerous meetings during the preparation of the General Plan. The Zoning Ordinance will implement these policies and directives. Recent research has determined that people's environments have a major impact on their health and well-being. Research indicates that an automobile-oriented, low density, single use places discourage physical activity and therefore contribute to an increased risk of heart disease, cancer, stroke, and diabetes. These four diseases are among the top ten causes of death in California; heart disease, stroke and diabetes are also the top three killers in South Gate. The Zoning Ordinance will provide a template for a new future where land use decisions will encourage and promote activities that will lead to improved health and well-being.

Promote Equity (correlates with Indicators Tab 4-C)

The Zoning Ordinance will create greater access across multiple dimensions of daily life, from access to jobs and recreation to affordable housing and effective transportation systems. By creating a more compact urban form, there will be greater opportunity for mixing of all socio-economic groups as the traditional horizontal single-use areas are replaced with mixed-use vertical developments. The new urban landscape will be more accessible to its residents, where its major destination points (downtown, employment centers, East LA Community College, hospitals, and retail/entertainment centers) are linked with easily accessible public transit, shuttles, pedestrian and bicycle paths.

Increase Housing Affordability (correlates with Indicators Tab 4-C)

The form-based Zoning Ordinance will provide workable development standards and incentives to encourage developers to construct additional affordable housing units. A majority of the areas in which higher density mixed-use development will be encouraged are located within redevelopment project areas. The City is seeking reuse and regeneration of major traffic corridors, the area around East LA Community College campus expansion which will support 12,000 students with the possibility of going to 20,000 students, and the vicinity around the two proposed Orange Line stations. A denser and more compact urban form will create greater opportunities for affordable housing to very low, low and moderate income households. The City and staff has successfully completed two new affordable housing projects in the past 5 years, developing 112 new residential units for very low-, low- and moderate-income families. In addition, 12 units were rehabilitated and made affordable to families during the same five year period. City staff is very experienced in negotiating affordable housing projects through the entitlement stage and negotiating development agreements for "entry-level" housing.

Promote Infill and Compact Development (correlates with Indicators Tab 4-C)

The Zoning Ordinance will implement the sustainability principles and smart growth concepts contained in the General Plan, which introduced form-based planning throughout the City and addressed all of the mandatory elements but through the prism of sustainability: green building, climate change, health, and economic development. The form-based Zoning Ordinance will encourage and enable the development of higher density residential projects along major thoroughfares and transit corridors. All of the development projects have been infill projects, built on underutilized or Brownfield sites and the concept of mixed-use development has been warmly embraced by the City and its residents. Residential

densities of 40 to 50 units per acre have been considered and/or approved. Two Orange Line stops are planned for South Gate and are to be located within a comfortable five-minute walk of a new regional retail/entertainment shopping center and a major County of Los Angeles office expansion and development project for up to 55,000 employees in the adjoining city of Downey. The City is also analyzing the feasibility of creating a mixed-use Campus Village Plan for student and faculty housing, retail uses and facilities for green technology start-up companies around East LA Community College in preparation of its planned expansion from 7,000 students to 12,000 with the possibility of going to 20,000 students. The city is ready to embrace these innovative projects and have already included research and analysis in its General Plan and commissioned a study from Cal Poly Pomona School of Planning regarding the Campus Village Plan. The proposed form-based Zoning Ordinance will become the basis from which these ideas can become a reality.

Revitalize Urban and Community Centers (correlates with Indicators Tab 4-C)

Through eleven public meetings and workshops, South Gate residents have voiced their desire to refocus resources and reinvigorate its traditional downtown area- Tweedy Mile- comprised mostly of small entrepreneurial businesses serving the local population. In addition to Tweedy Mile, the City is considering commercial corridors and older industrial sections of South Gate. With a refocus on urban infill and reuse of underutilized properties, the City will be able to maintain records as to dollars invested, private and public, within a quarter mile of major destination spots and specified planning areas. Private investment will represent purchase, real estate improvements and construction. Public investment will include public infrastructure investment, capital improvement program, etc. Planning and Building divisions are currently tabulating these investments and are required to complete quarterly and annual reports. The reformatting of this data will allow the City to discover investment trends within specified areas of the city.

Protect Natural Resources and Agricultural Lands (correlates with Indicators Tab 4-C)

South Gate is park-poor and does not have agricultural-zoned land; The 2010 Parks and Recreation Mater Plan indicate that there are 170 acres of park and recreational areas and open space use for the 105,000 City residents. Although the ratio of park space per capita is 1.6 acre per 1,000 residents, the number does not accurately represent the availability and accessibility of parks to the vast majority of South Gate residents. The ratio is distorted by the City's 56-acre regional park, Hollydale Park, located in the southeastern quadrant of the City, leaving three quarters of the City without access to decent park space (see Park Map ab 4-D). This is borne out by Community Factfinder maps (see Tab 4-D) which show that, within a one mile diameter ring, there are no parks for the 16,000-17,000 persons living within that ring, of which approximately 20% are living in poverty. The pervasive fact is that there are no parks, within a mile, for the vast majority of South Gate residents! However, staff has been innovative, reclaiming land under overhead utility wires for park purposes. The Zoning Ordinance will provide development standards and incentives that will encourage the proliferation of green spaces, from street tree canopies and tree-lined pedestrian pathways, to semi-private courtyards and plazas integrated into the design of mixed-use projects and to development of small pocket parks, nestled into residential neighborhoods. With more parks, groundwater replenishment can occur more efficiently. The Zoning Ordinance will also address NPDES regulations as well as the Water Conservation Act of 2009, by including requirements for drought-resistant native plants, irrigation methods and recycling and replenishment of water.

Reduce Automobile Usage and Fuel Consumption (correlates with Indicators Tab 4-C)

The form-based Zoning Ordinance will dramatically shift travel patterns and modes of travel. The entire Zoning Ordinance will be imbued with sustainability and smart growth concepts that will create a denser

and more compact urban form. The redesign of the city and land development pattern will provide viable alternatives to private automobile use. The Zoning Ordinance will advocate for green building techniques and wise water and energy consumption from site planning techniques with passive and active solar planning to drought resistant landscaping requirements.

Improve Infrastructure Systems (correlates with Indicators Tab 4-C)

The Zoning Ordinance will promote a “greener” South Gate. Development standards and incentives for additional street trees will incrementally develop an urban tree canopy along major traffic corridors, providing a comfortable and safe walking and bicycling environment for pedestrians and cyclists. Incentive programs can also address improving opportunities for public transit use, developing a childcare facility or neighborhood center as a condition for additional residential density.

Promote Water Conservation (correlates with Indicators Tab 4-C)

The Zoning Ordinance will provide new development standards that will align with the Water Conservation Act of 2009, encourage use of native landscaping, and maximizing the area of permeable ground surfaces in development projects. The success of this plan can be measured by water usage rates versus South Gate’s population base. The City is moving forward with the adoption of the Water Conservation Act 2009 and the Zoning Ordinance will introduce new water conservation, native landscaping and water efficiency measures.

Promote Energy Efficiency and Conservation (correlates with Indicators Tab 4-C)

In 2009, South Gate completed a GHG Emission Inventory study that formed the basis for specific climate change policies in the Green City Element General Plan and for the forthcoming Climate Action Plan. The baseline year for the GHG Emission Inventory was 2005 and followed municipal operations protocol published by ICLEI and California Air Resources Board in June 2008. The City is extending the application of these policies to the implementation stage of including energy efficient provisions and resource conservation practices within the proposed form-based Zoning Ordinance.

Strengthen the Economy (correlates with Indicators Tab 4-C)

The Zoning Ordinance will incrementally transform the traditional development pattern into a compact urban form with opportunities for mixed-use developments, growth of small entrepreneurial businesses and attraction of larger national chain retailers and employment opportunities. The city will become more compact and denser, with a multiplicity of housing choices at a variety of affordability levels, increased business opportunities along reinvigorated travel corridors with increase transit frequency and walkable districts.

STEP 3: PRIORITY CONSIDERATIONS

Answer the following questions, if applicable to the Proposal.

1. Proposal demonstrates ongoing collaboration with state, regional and local, public and private stakeholders and community involvement.

- Completion of state HCD-approved Housing Element and comprehensive General Plan update involved the coordination of several community organizations, regional agencies, special interest groups and private businesses and public residents. Over 1,100 residents were involved in 11 workshops and community meetings. It was an unprecedented public outreach effort that was awarded the Public Outreach Award from the Los Angeles Section of the American Planning Association in 2007. This

represented a tour de force of community engagement and empowerment. The residents of South Gate proclaimed a new era and the blueprint for its future has been memorialized in the General Plan. This proposal seeks partial funding for South Gate's new form-based Zoning Ordinance, advocating concentrations of higher density development, centered on employment and transportation nodes and along public transit corridors. The Zoning Code will translate the land use policies contained in the General Plan into development standards that will dictate the future development of the city.

- The completion of the Zoning Code will entail the assistance of a consultant to develop the Zoning Ordinance. The public will be engaged throughout the development process through the various meetings and workshops, the creation of a steering committee and through formal public hearings before the Planning Commission and City Council (correlates with Indicators Tab 4-C). Regional agencies and community organizations will once again be engaged in the deliberative process of designing the future of their city.

a. Describe tasks undertaken by all entities involved in the work plan.

- City staff: The City will be represented by a team of professional staff members: Community Development Director, Economic Development Manager, and two Senior Planners. The team has in excess of 80 years of professional experience, with the Community Development Director, as the Project Team Leader, having a total of 30 years of professional experience. The team is well experienced and has recently completed a successful comprehensive update of the City's General Plan and was recently awarded with American Planning Association LA Section Award in recognition of its pioneering efforts of engaging the public in the formulation of the state's first form-based General Plan. The herculean task was completed in four years, engaging over 1,100 residents in various workshops, charettes, and community meetings. The Community Development Director has been employed by South Gate for over 18 years.

- Zoning Code Steering Committee: A steering committee will be created to assist with the direction of the Zoning Ordinance development and will represent a public perspective on the process and decision making. The City will create a sub-committee of seven to eight individuals from the 16-member General Plan Advisory Committee that is comprised of representatives of local agencies, non-profit organizations and service clubs. The seven to eight-member Steering Committee will meet regularly over the course of the Zoning Ordinance development and provide advice and feedback on key issues.

- Consultant: The consultant will be responsible for spearheading the Zoning Code update, developing timeline and benchmark activities with staff involvement, and scheduling of public participation program. The consultant team will include individuals experienced in community engagement, real estate development and marketing, smart growth and sustainable practices, and zoning code preparation. The City will be seeking an extremely experienced consultant knowledgeable in the most current sustainability strategies and smart growth techniques, and form-based code development.

b. Describe how other entities will be engaged in the development and/or implementation of the Proposal.

- Local and regional agencies and organizations will be notified of the pending Zoning Code update and will be solicited for their review and comment as the Code is being developed. The Consultant and city staff will convene several focused-group meetings with special interest groups, such as affordable housing providers and senior service groups, as well as community meetings with residents, businesses and commercial property owners as each component of the Zoning Ordinance is developed. In addition, the City intends to present the progress of the Code preparation at appropriate regional meetings, such as Gateway COG City Manager and Community Development monthly meetings. To maintain strong coordination and communication with SCAG, the regional planning organization, the City will invite a SCAG representative to attend steering committee meetings. This will ensure compliance with and

furtherance of SCAG regional planning efforts, at the local level, as it relates to SB 375 as well as maintaining a regional perspective as the state's first form-based Zoning Ordinance is developed.

c. Describe how the community will be engaged in the planning process.

Similar to the extremely successful outreach efforts when the City completed the General Plan update, the City will build upon the foundation of the strong community input and assistance in decision making. The City will inform and engage the public early and throughout the process. Having participated in the public outreach related to the recent General Plan and redevelopment project area adoptions, South Gate's residents are aware of the invaluable benefits from voicing their opinions and attending public meetings. Both the City and the residents are firm believers in civic engagement, participatory decision making and the prior communication channels will once again be utilized to reach out to the public: residents and businesses, schools and churches. In addition to the standard newspaper and community newsletter advertisements and postings on the city's website, the City will provide notices and advertisements at all City facilities and explore making presentations at churches, schools, neighborhood meetings and senior housing projects, and convene focus group meetings with key stakeholders. This non-traditional approach to public participation proved extremely successful in recruiting community participants during the development of the General Plan. The City will also keep the public participants involved throughout the process, connected to the outcomes and a part of the solution. Sign-in sheets will be maintained at all events and a special website will be maintained for those wishing information to be sent to them concerning the development of the Zoning ordinance. The City will focus on producing opportunities for interactive discussions with the public, such as walking tours with community leaders, property owners, and residents and posting surveys on the website. At all of the meeting venues, the City will provide refreshments as well as child care to facilitate an open and candid dialogue. All publications and presentations will be bilingual.

2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state. Note: Tools, processes and data funded by the grant must be posted on web-site.

a. Does the proposal include tools or processes that could be easily accessed and used by other government agencies to develop plans or strategies for sustainable communities?

Although a number of cities in California have introduced the principles of smart growth and sustainability into specific chapters of their Zoning Ordinance, to the best of the City's knowledge, there has not been a single city that has embarked on creating a Zoning Ordinance that is entirely based upon sustainability principles and smart growth concepts. This, however, will be the first form-based zoning code that will be entirely developed from the ground up with the concepts and principles of smart growth and sustainability embedded into each and every chapter of the code. Professional planners, architects, developers, affordable housing providers, health care providers all realize the ills of contemporary urban life and for many, they believe that a new compact urban form must be offered as an alternative to the automobile-directed land use planning. The interest in a form-based Zoning Ordinance that contains viable sustainability option has multi-disciplinary interest. Once completed, South Gate's General Plan and Zoning Ordinance will provide a springboard for other cities wishing to embrace the precepts of sustainability into their General Plan and Zoning Ordinances. South Gate is on the forefront, producing not only the state's first form-based General Plan but also wishing to produce the state's first form-based Zoning Ordinance from the ground up. To memorialize and educate others interested in this ground breaking work, South Gate will also develop a training video (5-10 minutes in length) that will document the public participation process and the development of the Zoning

Ordinance for distribution to interested jurisdictions and special interest groups. The purpose of the video is to popularize the feasibility of incorporating sustainability and smart growth techniques into the Zoning Ordinance by highlighting the process used, challenges encountered and solutions made. This will further enhance the ease of replicating and transferring workable solutions to other jurisdictions. South Gate will be responsible for the production cost related to this training video, anticipated to be \$15,000.

b. How will your agency promote and share the Proposal's information, tools or processes?

The City will produce a training video, documenting the development process of the project, as well as presenting informational material on its website and at planning and environmental conferences on the methodology, steps and decision points, obstacles, pitfalls and "if-I-could-do-it-over-again" ideas. When the Zoning Ordinance is completed, this will be the first city in California that would have completed both the General Plan and Zoning Ordinance based upon smart growth and sustainability principles. Together, they will be landmark documents, advocating a new template for cities to develop—less reliant on automobiles and more fashioned towards pedestrian activity, public transportation and compact development.

3. Proposal is leveraged with additional resources, in-kind or funds.

a. Identify funding sources and amount already committed and expected timing of funds.

South Gate wishes to highlight the fact that it has already completed a form-based General Plan and Greenhouse Gas Emissions Inventory in 2009. This award-winning work has been successfully completed and recognized by the American Planning Association. The General Plan work is a prerequisite to applying for this grant. Normally, General Plan updates are completed prior to Zoning Ordinance revisions. South Gate has proactively completed the first phase of a two-phase project. When the Zoning Ordinance is completed, South Gate will have entirely new documents based upon sustainability, smart growth, and in general, a de-emphasis on accommodating the private automobile and an increase in awareness and promotion of alternative forms of travel and land development patterns and intensity. The City has expended \$996,000 for the completion of the General Plan and GHG Emission Inventory. For this application, the City is requesting \$380,000 of grant funds, with the City contributing \$284,600 (\$150,000 in cash and \$134,600 of in-kind assistance).

b. Identify potential future funding sources and the amount to be committed to the proposal.

In addition to the direct capital outlay, mentioned above, the City will consider other potential funding sources as the circumstances evolve. South Gate has identified capital improvement funds, redevelopment funds, federal CDBG entitlements, and unused federal UDAG funds. Typically, at the beginning of each fiscal year, these funds are budgeted for specific projects and programs and depending on the timing, there may be the potential to either program or re-program these funds for eligible uses. The actual amount of potential funding will, therefore, be dependent upon the timing and circumstances (see Budget – Tab 4-A). Additionally, the City will focus on grant programs. For affordable housing projects, the City will seek grants such as the Housing Related Parks (HRP) Program, Local housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) programs.

4. Proposal Addresses Climate Change Impacts.

a. Identify the potential climate change impacts on the population, or human or natural areas, or systems most vulnerable to those impacts within the planning area.

As part of the comprehensive General Plan update, South Gate has completed a GHG Emission Inventory communitywide and the results and findings have been documented within the General Plan. South Gate will utilize the findings to aid in the development of the proposed form-based Zoning Code. Some

of the significant findings of the GHG Emissions Inventory pertain to air quality and GHG emissions. A logical Zoning Ordinance intervention would be to initiate and promote alternatives that will reduce energy consumption used in “green building” building construction, transportation, mobility, reducing Vehicle Miles Traveled on city streets. Thus, compact development, multi-modal transportation system, a mix of land-uses, a jobs-housing balance, and walkable streets are each zoning- related concepts that have can decrease a city’s VMT per capita and are the primary mechanisms by which the City can reduce emissions form transportation and reduce associated greenhouse gas emissions. Some of the summary results of the GHG Emission Inventory is as follows:

- Emissions from buildings (residential, commercial or industrial) account for 51.5% of community emissions, the single largest emissions producer in the City.
- There are more than three times as many emissions from commercial and industrial buildings as from residential buildings.
- Emissions form transportation produce 41.4% of community emissions.
- Just over a third of transportation emissions are from I-710; these I-710 emissions are largely from regional traffic caused by non-residents
- Waste accounts for only 7.1% of community emissions.
- Total municipal emissions are about 1.5% of total community emissions.
- Municipal buildings and infrastructure are the leading causes of municipal emissions, combining to cause 57.5% of all municipal emissions.
- The municipal vehicle fleet and commuting by municipal employees combine to produce 24.5% of municipal emissions.
- Municipal waste accounts for another 18% of municipal emissions.

Furthermore, it is anticipated that an RFQ will be issued in the next year for the completion of a Climate Action Plan (CAP), as recommended in the General Plan. The CAP will provide detailed data useful for the quantifiable measurement and substantiation of the effectiveness of various zoning requirements as to the level or degree of improvement to be achieved with specified target dates. The analysis will focus, among others, on GHG emissions, CO₂, water quality and usage, building energy use strategy and electrical consumption, waste reduction and recycling, community outreach and empowerment. The cost of the Climate Action Plan is estimated at \$85,000 (see Budget – Tab 4-A).

b. How does the proposal improve adaptation to the impacts for these populations, human or natural areas, or systems?

The Zoning Ordinance will implement the well-founded and publically discussed options and alternatives, as identified through the General Plan and GHG Emissions Inventory study. The completion of the form-based Zoning Ordinance represents the culmination of intensive analysis and extensive public participation on the future South Gate. The Zoning Ordinance will provide development standards and directions that will aid in the creation of a compact urban form, with areas of greater density and intensity of uses, such as concentrating higher density residential in mixed-use projects or TOD projects along major traffic corridors and light rail stations. It will also address issues pertaining to natural resources and air quality by promoting conservation, waste reduction and recycling, walking and bicycling as forms of travel.

5. Proposal serves an economically disadvantaged community.

a. How will this proposal specifically benefit a disadvantaged or severely disadvantaged community (see Glossary)?

This proposal will serve an Economically Disadvantaged Community (EDC) that has historically been one of the poorest minority communities in California. South Gate is home to 105,000 persons, which does not include undocumented individuals that have been estimated at additional 10,000 to 15,000 persons⁷. The 2008 Median Household Income in South Gate is \$42,088, which is 68.8 percent of the state's Median Household Income of \$61,154. The unemployment rate in South Gate skyrocketed from 15.5% in 2008 to 16.9% in July, 2010, which is systemic for the southeast Los Angeles County region (18.0%) but still much higher than the state (12.8%) or the County of Los Angeles (13.4%) as of July 2010.

There is an Environmental Justice component to this application as well. South Gate is a blue-collar community, with 98% Hispanic residents and many are not proficient in English. There is immediately a socio-cultural barrier but, in recent years, the City and residents have come together to mutually address pressing community issues. Nonetheless, there are a number of factors that have been denied to this community and the co-dependency of these factors has significantly impacted their lives. The residents are subject to poor air quality, noxious industrial fumes, regional car and truck traffic heading towards downtown Los Angeles, overcrowding and dilapidated housing. Without childcare, single mothers cannot seek employment or pay for childcare. Without access and transportation to parks and recreational facilities, many of the residents cannot escape the confines of their immediate neighborhood to seek outside opportunities. The issues of sustainability- social, environment, and economic- are major factors within South Gate residents' daily lives.

b. Discuss how the economically disadvantaged community has been and will continue to be engaged and participatory in the development of the proposal.

The residents were actively engaged in the General Plan process and many of them have requested to be kept informed of other such planning efforts. A strong and trusting relationship has developed between the residents and City Hall. South Gate intends to garner this support and public engagement once more by reactivating the communication channels and volunteers. A steering committee will be created, representing a profile of the community comprised of non-profit organization, churches, schools, residents and businesses. Special invitations will be sent to individuals from regional planning agencies, environmental organizations, and special interest groups to ensure that a regional perspective is maintained as well as engaging the technical expertise of individuals involved in health care, bicycling interests, etc.

STEP 4: ORGANIZATIONAL CAPACITY

1. What is your organization's experience in completing this type of Proposal or similar Proposals?

City staff has proven ability and the City Council have supported staff's efforts to undertake comprehensive plans and community engagement. The City has successfully completed four major projects within the last four years: i) recent completion of an award-winning comprehensive General Plan that is the state's first form-based plan, ii) HCD-approved Housing Element; iii) the adoption of 850-acre Redevelopment Project Area and iv) completion of a Park and Open Space Master Plan. The residents of the community, who are 98% Latino, have also been engaged in the decision-making process and they have become active participants. The public dialogue is characterized as being two-way communication seeking commonalities and solutions to community issues. There is a definite spirit of community optimism and renewed sense of hope for the future.

⁷ South Gate staff, August, 2010

In preparation of this grant application, the City has proactively issued Requests for Qualifications from nationally renowned consultants who are at the forefront of creating planning tools to advance sustainability and smart growth within planning documents as well as being firm believers in the public participatory process. The City received a total of five proposals and is currently reviewing the submittals. It is anticipated that the City will be responsible for approximately 24 percent of the consultant cost (See Budget – Tab 4-A).

2. Do you have active partners that will help develop the Proposal? How?

Because the Zoning Ordinance will be a comprehensive and dramatic departure from traditional zoning ordinance, the City will engage the assistance of key individuals throughout the process to assist in the review and analysis. In addition to the steering committee, the City will enlist the help of individuals from health agencies, walking and bicycling clubs, environmental groups, job training and micro-business agencies, etc.

3. How will the Proposal be kept on schedule and within budget?

As with other types of projects that have necessitated the services of professional consultants, the City will closely administer the project to ensure the proposed schedule and budget is achieved. This will be accomplished by communicating the importance of keeping to the schedule and within budget at the outset of the project and to consistently review it throughout the course of the project. This can be achieved through dedicating a portion of bi-weekly Project Team meetings with the Consultant specifically on discussing project schedule and budget. City staff will closely monitor and track project expenditures as it compares to the percentage of the overall project completed to indentify early in the process if adjustments or refinements need to be made. The Consultant contract will be a not-to-exceed fixed fee amount and the Consultant will be held responsible and accountable for completing the project at the stated amount. The City will emphasize that the resources allocated to this project must also be managed by the Consultant in such a way that overages and cost over-runs do not occur. The City will stress the importance of maintaining an open and two-way communication process with the Consultant throughout the various phases of the project to ensure the original project schedule and budget is realized at the completion of the project.

4. If the Proposal goes over budget, explain your contingency plan to cover the cost.

Should the proposal go over budget, the City will have a contingency plan to cover the extra costs in order to complete the project. The contingency plan would consist of additional federal UDAG funds that are readily available to the City for this purpose. In addition, since a significant portion of the City is now within the boundaries of the Redevelopment Project Area, Redevelopment funds would be utilized as a secondary contingency plan. As a tertiary measure, federal CDBG funds could also be utilized for proposal costs in eligible neighborhoods.